



Holicarrs Holiday Park, York Road, Escrick, York, YO19 6EE

- BEAUTIFULLY PRESENTED
- PARKING FOR MULTIPLE VEHICLES
- GENEROUS PLOT
- LARGE DECKED AREA
- KITCHEN LIVING DINER
- ENSUITE

£250,000



Holicarrs Holiday Park, York Road, Escrick, York, YO19 6EE

DESCRIPTION

A beautifully presented lodge on a generous south facing plot offering an impressive level of privacy less than six miles from York's outer ring road.

There is a fabulous open plan kitchen living diner, filled with natural light from a variety of windows and patio doors leading out to the decked area. The kitchen features a range of modern base and wall units with integrated appliances and a breakfast bar. beyond the living space you have a further sitting room with floor to ceiling windows to three elevations.

There are two double bedrooms, the main with ensuite shower room and walk in wardrobe. There is a separate office and a utility room with plumbing for a washing machine. The family bathroom completes the internal accommodation and comprises a modern suite of sink, W.C and bath.

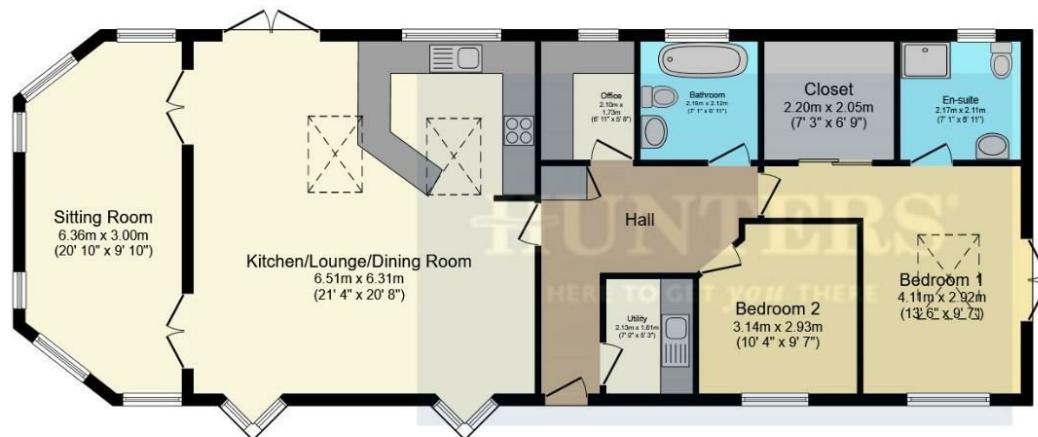
Externally there is a driveway providing off street parking for multiple vehicles. A large wrap around deck surrounds the property and offers various seating areas, perfect for entertaining. There are also lawned gardens with mature shrub borders and two storage sheds.

Holicarrs is a popular holiday park located to the south of York set in woodland with a tea rooms at the site entrance and tennis court and bowling green on site. The village of Riccall is approximately a mile a way offering goof local amenities whilst both York and Selby are easily accessible via the A19.

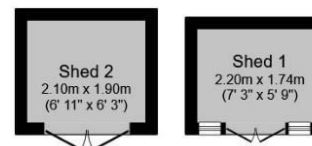
Viewing of this property is highly recommended to truly appreciate all it has to offer.







Floor Plan



Outbuilding

Total floor area 126.3 m² (1,359 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



Ground Floor, Apollo House Eboracum Way, York, YO31 7RE
Tel: 01904 621026 Email: york@hunters.com <https://www.hunters.com>

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

